

Ollie Farnsworth
R. McCounty

SOUTH CAROLINA, Greenville

Blue Ridge

In consideration of advances made and which may be made by Blue Ridge
Production Credit Association, Lender, to Frank O. Ferguson Borrower,
(whether one or more), aggregating Fifteen Thousand Nine Hundred Seventy and 40/100 Dollars
(15,970.40), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section

45-35, Code of Laws of South Carolina, 1926, (1) all existing indebtedness of Borrower to Lender (including but not limited to the above described advances),
evidenced by promissory notes, and all renewals and extensions thereof, (2) all future advances that may subsequently be made to Borrower by Lender, in or
evidenced by promissory notes, and all renewals and extensions thereof, and (3) all other indebtedness of Borrower to Lender, now due or to become due or
hereafter contracted, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any one time not to
exceed Thirty Five Thousand and No/100 Dollars (35,000.00), plus interest thereon, attorneys' fees and court costs, with interest
as provided in said note(s), and costs including a reasonable attorney's fee of not less than ten (10%) per centum of the total amount due thereon and charges
as provided in said note(s) and herein. Undersigned has granted, bargained, sold, conveyed and mortgaged, and by these presents does hereby, grant, bargain,
sell, convey and mortgage, in fee simple unto Lender, its successors and assigns:

All that tract of land located in O'Neal Township, Greenville
County, South Carolina, containing 62 acres, more or less, known as the _____
_____ Tract, and bounded as follows:

ALL that piece, parcel or lot of land situate, lying and being in O'Neal Township,
Greenville County, South Carolina and known and designated as the property of Mrs. John
S. Joines containing 17.44 acres according to a plat prepared by Terry T. Dill, March
1966, and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of this property, property of Mrs. J. C.
Bramlett and other property of Ferguson and running thence S. 14-02 E. 650 feet to an
iron pin at the corner of property of Bramlett and Fowler; running thence with the joint
line of the Fowler property and Epps land N. 85-15 W. 1223 feet to an iron pin; running
thence with other property on the Grantor and crossing a branch N.34-0 W. 636.9 feet
to an iron pin; running thence N. 5-0 W. 92. 5 feet to an iron pin; running thence S. 40-
40 E. 113 feet to an iron pin; running thence S. 89-38 E. 1350 feet to an iron pin,
point of beginning. This is a portion of the property conveyed to the Grantor herein
by deed recorded in Book 760 at Page 290.

This property is conveyed subject to restrictions, and rights of way or easements,
if any, of record.

A default under this instrument or under any other instrument heretofore or hereafter executed by Borrower to Lender shall at the option of Lender constitute
a default under any one or more, or all instruments executed by Borrower to Lender.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.
TO HAVE AND TO HOLD all and singular the said lands and premises unto Lender, its successors and assigns with all the rights, privileges, members and
appurtenances thereto belonging or in any wise appertaining.

UNDERSIGNED hereby binds himself, his heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto
Lender, its successors and assigns, from and against Undersigned, his heirs, executors, administrators and assigns and all other persons whomsoever lawfully claim-
ing or to claim the same or any part thereof.

PROVIDED ALWAYS, NEVERTHELESS, that if Borrower shall pay unto Lender, its successors or assigns, the aforesaid indebtedness and all interest and
other sums secured by this or any other instrument executed by Borrower as security to the aforesaid indebtedness and shall perform all of the terms, covenants,
conditions, agreements, representations and obligations contained in all mortgages executed by Borrower to Lender according to the true intent of said Mortgages,
all of the terms, covenants, conditions, agreements, representations and obligations of which are made a part hereof to the same extent as if set forth in extenso
herein, then this instrument shall cease, determine and be null and void, otherwise it shall remain in full force and effect.

It is understood and agreed that all advances heretofore, now and hereafter made by Lender to Borrower, and all indebtedness now and hereafter owed by
Borrower to Lender, and any other present or future indebtedness or liability of Borrower to Lender, whether as principal debtor, surety, guarantor, endorser or
otherwise, will be secured by this instrument until it is satisfied of record. It is further understood and agreed that Lender, at the written request of Borrower,
will satisfy this mortgage whenever: (1) Borrower owes no indebtedness to Lender, (2) Borrower has no liability to Lender, and (3) Lender has not agreed to
make any further advance or advances to Borrower.

This agreement shall inure to the benefit of Lender, its successors and assigns, and any successor, or assign of Lender may make advances hereunder, and
all such advances and all other indebtedness of Borrower to such successor or assign shall be secured hereby. The word "Lender" shall be construed to include
the Lender herein, its successors and assigns.

EXECUTED, SEALED, AND DELIVERED, this the 7th day of January, 19 70

Signed, Sealed and Delivered
In the presence of:

Frank O. Ferguson (L.S.)
(Frank O. Ferguson) (L.S.)

W. R. Taylor (L.S.)
Alice P. Knight (L.S.)
(W. R. Taylor)
(Alice P. Knight)